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SWABACK PARTNERS pllc
Architecture & Planning

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2001 DEC 17 P 2: 58

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AZ CORP COMMISSION
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December 17, 2001

Chairman Bill Mundell
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007

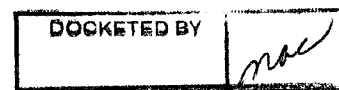
Commissioner Jim Irvin
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007

Commissioner Marc Spitzer
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007

Arizona Corporation Commission

DOCKETED

DEC 17 2001



Dear Commissioners Mundell, Irvin and Spitzer:

I am writing to express my support for the expansion of the Citizens Communications Company's service area and my enthusiastic endorsement of the Caterpillar project. My firm was fortunate to be included in the development team for the Caterpillar project as land planner and designer for the community. I am an architect and planner, having studied with Frank Lloyd Wright in my early career. My experience includes being the lead planner and architect on a multitude of exciting and cutting-edge projects including Arizona Biltmore Estates, DC Ranch, WestWing Mountain, Superstition Mountain and Forest Highlands. The Valley has been my home for more than four decades during which, by way of books, articles, and television appearances, I have been at the forefront for advocating a better way of developing our precious lands. My focus has been on the design of communities that respect the natural environment while creating truly livable neighborhoods where variety, cohesiveness and connectivity are their ultimate traits.

The design of the Caterpillar project takes advantage of all prior achievements and represents the kind of anti-sprawl complexity and cohesiveness that this Valley needs for its future success. The size of the property, along with the strength and depth of its developer commitment represents a unique opportunity to create a place where people can not only

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walk to a neighborhood park, but also to shopping areas and, possibly, their place of work. Caterpillar will be a community where people can easily access natural open space areas as well as other recreational opportunities. A place where people can walk their children to school. A place where people are more likely to relate to their neighbors. A place of neighborhoods with unique characteristics rather than the sameness of red-tile roofs and front-facing garages.

I am an eager advocate for this project because, at the deepest level of understanding, it is truly the antithesis of sprawl. The citizens of the Valley of the Sun have voiced their opposition to urban sprawl – development that is characterized as unplanned, and haphazard, and that which requires long commutes to places of work and places to shop. Most of all, the problem of sprawl results in development that may not have all the necessary infrastructure and public facilities such as water, sewer, schools, parks, libraries, fire and other emergency services. When this occurs, sprawl results in increased costs to government because of incremental increases on demands for governmental services that simply cannot be met by piecemeal development. The inevitable consequences are alienated neighborhoods, pollution and other unwanted deleterious impacts. A close examination of all that has gone into the Caterpillar property will leave no doubt that it is a commitment to move well beyond the type of development that we must stop.

DMB, the master developer of the Caterpillar property, is an ideal fit for creating a well-planned, balanced, and sustainable community at the natural western edge of the Valley. DMB's plans for the property responsibly address the growing and well-warranted need to put a stop to urban sprawl. DMB's commitment, as evidenced in the Caterpillar plan, is clearly one of creating an efficient, orderly and sustainable community.

In the new millennium, the Caterpillar project represents the best of what we have been crusading for decades to achieve. The Caterpillar plan is a positive response in answer to the problems that our decision-makers are grappling with by way of the recent citizen initiatives and Growing Smarter and Growing Smarter Plus legislation.

As you know, the expansion of the Citizens Utilities Certificate of Convenience and Necessity is a key element of the infrastructure element for the Caterpillar project. I respectfully urge your approval of this application.

Thank you for your consideration of the Caterpillar opportunity to acknowledge and encourage this more holistic commitment to the future

Sincerely,

SWABACK PARTNERS, pllc.

A handwritten signature in black ink, appearing to read 'V. Swaback', written in a cursive style.

Vernon D. Swaback, FAIA, AICP

cc: Docket Control
William A. Mundell
Jim Irvin
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Hercules Dellas
Patrick Black
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ORIGINAL and 12 copies filed this
17th day of December, 2001 with:

Docket Control
ARIZONA CORPORATION COMMISSION
1200 West Washington
Phoenix, AZ 85007

COPY delivered this day to:

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COPY of the foregoing delivered this day to:

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